



MAYOR AND COUNCIL AGENDA

NO. 4

DEPT.: Community Planning and Development Services DATE PREPARED: 9/8/05
STAFF CONTACT: Somer Cross, Planner II FOR MEETING OF: 9/27/05

SUBJECT: Discussion of current and proposed special development options ("optional methods") to be incorporated into the revised Zoning ordinance.

RECOMMENDATION: Consider the background information presented in the optional method white paper and general recommendations of staff.

DISCUSSION:

The attached Optional Method paper was created to provide the Mayor and Council with background information. Specifically, the paper details the special development options currently available in the City, and a few alternative methods, which may be applicable to the Zoning Ordinance revision. This paper is meant only to provide background information on these special development options. A follow-up meeting of Mayor and Council on optional methods of development is scheduled for November 21 to discuss the particular recommendations and future amendments to the optional methods for the comprehensive zoning ordinance revision. The November meeting is scheduled after presentations on urban design and competing value papers have been completed.

There are two separate issues to address with any revision to the special development procedures section of the code:

1. Procedural revisions; and
2. Identifying and regulating for the policy trade-offs that are considered when reviewing a special development.

The Optional Methods paper discusses the procedural revisions while the Competing Values paper will discuss the policy trade-offs. Policy trade-offs are important because it is difficult to say that one goal is always best. Cities are faced with finding a balance between different goals, i.e. reducing height while increasing green space or allowing increased density to fund additional cultural amenities. Again, this will be discussed in more detail in the competing values paper.

All special development options have the same purposes – to promote livability. Special development options provide for residential and commercial clustering to reduce demands on municipal services, such as transportation and utilities. Options allow for creative new development in order to produce a cohesive neighborhood environment with a variety of housing and commercial opportunities. These options promote flexibility in land use planning in order to improve site layouts, and to protect natural features (i.e., natural topography, wooded areas, and scenery) and environmental values. An imaginative approach to land development can produce interesting plans and a desirable environment that attracts businesses and residents alike.

Through piecemeal revisions to the zoning code, the City has adopted six different special development options. Many of these options are similar in their requirements. Staff recommends consolidating these procedures into a three-tier system with progressively more requirements for greater intensity developments. More particular recommendations as to the individual requirements

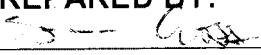
of these three tiers will be discussed in the follow-up meeting to be presented later this fall.

Next Steps: Consider the background information presented in the attached white paper and provide direction on the general recommendations of staff. More particular recommendations will be discussed in a follow-up meeting on November 21.


Particular issues to be addressed in the follow-up meeting include:

1. **Density** – Density levels for each tier of special development option may be proposed in relation to the underlying zone. The potential for added bonuses will be discussed in relation to the developer achieving certain requirements. In the alternative, a maximum density may be prescribed for each type of special development procedure.
2. **Location** – Each tier of the proposed special development procedures may be applicable in different areas of the City. Staff will discuss, based on the neighborhood and master plans, where each type of special development procedure should be allowed. Minimum acreage (or unit/square footage) requirements, will also be discussed.
3. **Added Amenities** – The City would like to include in the special development procedures the requirement for developers to provide added amenities with the approval of a special development option. Amenities to be discussed include public parks, sidewalks, pedestrian paths, and other things that will promote the urban design goal of "livability."

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1-15-05

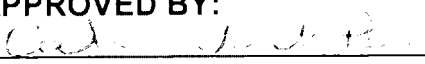
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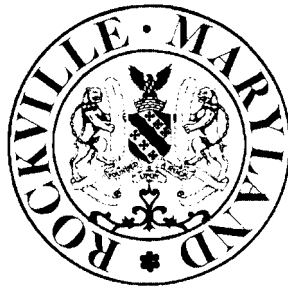
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LIST OF ATTACHMENTS:

1. Optional Method White Paper

Optional Methods

Part I: Background Information



White Paper Discussion
City of Rockville, Maryland

September 27, 2005

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**City of Rockville
Zoning Ordinance Revision
Issue Paper**

Optional Methods

Part I: Background Information

I. INTRODUCTION

This paper will discuss the special development procedures section of the code, also known as planned developments. These procedures allow for large tracts of land, under a single ownership, to be developed in a manner particular to that tract of land. Referred to as “optional methods” or “special development procedures,” these alternative methods of development are an alternative to the existing zone requirements on that lot. In essence, these options allow a developer to design a tract of land using their own bulk requirements (such as building height, setback, and lot coverage requirements), within given boundaries, so long as they meet the prescribed approval process and the established goals of the City provided for that type of development option. Some of the principles of special development procedures are touched on in the Urban Design Issue Paper; however, this paper addresses these options specifically.

While reviewing these options and alternatives, it should be remembered that urban design principles might be applied to planned developments. Zoning techniques for urban design, such as urban design overlays or form-based districts, generally apply to multi-owner development. The existing options, currently in the Zoning Ordinance, however, apply to single-owner development.

The question regarding special development procedures is which procedures should be included in the revised Zoning Ordinance: 1) existing methods unchanged, 2) existing methods modified, or 3) alternative methods. A variety of development procedures are already provided in the existing code to “produce developments which are in keeping with overall land use intensity and open space objectives . . . while departing from the strict application of use, setback, height and minimum lot size requirements.” (§ 25-486). The following sections will explain what options currently exist in the city and will provide alternatives to be considered in the zoning revision.

II. PURPOSE OF SPECIAL DEVELOPMENT PROCEDURES

The purpose of special development alternatives is to provide residential and commercial clustering options to reduce demands on municipal services, such as transportation and utilities. In addition, options allow for creative new development in order to produce a cohesive neighborhood environment with a variety of housing and commercial opportunities. These options promote flexibility in land use planning in order to improve site layouts, and to

protect natural features (i.e., natural topography, wooded areas, and scenery) and environmental values. An imaginative approach to land development can produce interesting plans and a desirable environment that attracts businesses and residents alike.

Developers, as well as the City and its citizens benefit from planned development options. Bulk regulation alternatives provide a streamlined process for development approval. Developers benefit from the use of flexible approvals to be able to produce the kinds of developments that the market desires. Special development options assume that if the developer is meeting the large-scale goals of the city, there is no need to confine them to the details of the zoning code. The need to establish practical difficulty for each variance from the standard zoning regulations is eliminated.

The process involved in planned developments comes with some risk. The need for up-front plans and expert assistance often benefits only those developers who can afford these costs. In addition, the quality of the presentation of a plan does not necessarily represent the quality of the development itself. Particular attention must be paid, by qualified staff, to the true implications of a plan, outside what is presented in a “sales pitch.”

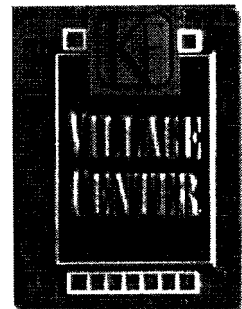
III. EXISTING OPTIONS

The City of Rockville currently has six special development options from which the developer may choose (see attached Existing Special Developments for the City of Rockville comparison chart for details). These options are:

1. Variable Lot Size Development;
2. Cluster Development;
3. Planned Residential Unit Development;
4. Residential Townhouse Development;
5. Comprehensive Planned Development; and
6. I-3 Optional Method of Development.

These options are voluntary for the developer in the zones in which they are allowed. Approval of these options is in the nature of a special exception and site specific. If approved, development is usually subject to standard and site specific conditions that staff or the approving bodies have determined are needed in order to mitigate any impacts on surrounding development.

Currently, most special development procedures may only be authorized in the R-60, R-75, R-90, R-150, R-S, R-E, RPC, O-3, and I-3 Zones. A comprehensive planned development may only be authorized in the O-3 Zone or in other zones where use of the CPD is recommended by the Master Plan. The I-3 Optional Method of Development, as the name implies, may only be authorized in the I-3 Zone.



Besides location, there are additional overarching limitations placed on the development of these optional methods.

- **Minimum / Maximum Development Size**
 - Other than Residential Townhouses or Planned Developments, the proposed development must have a minimum 5 acres.
 - In a Residential Townhouse Development, the minimum project area must be 40,000 square feet inside Town Center, and a maximum 10 acres outside the Town Center.
 - With the exception of small tract employment projects, Comprehensive Planned Developments and I-3 Optional Method Developments must be a minimum of 40 acres (though there are special requirements and exceptions for I-3 Optional Method developments).
- **Approving Body** - The Planning Commission must find the required approval criteria for Varying Lot Size Development and Cluster Development. The Mayor and Council must approve Residential Townhouse Developments and the Preliminary Development Plan for the I-3 Optional Method Development; and both the Planning Commission and Mayor and Council must approve different stages of Planned Residential Unit Development and Comprehensive Planned Developments.
- **Design Requirement Modification** - For the PRU, RTH, CPD, and I-3 Optional Method development options, lot design requirements (parking, landscaping, and signage regulations under the current Zoning Ordinance, depending on the development) may not be waived but may be modified, subject to certain limitations.

The six existing special development procedures are as follows and have the following requirements particular to them:

- A. **Variable Lot Size Development** provides for flexibility in the subdivision of land for a *limited number* of detached single-family dwelling units. This type of development limits the variation of the minimum lot size, width, and setbacks for each lot. The requirements are:
 - 1. The average net area of all lots within the development may not be less than the minimum lot size for the zone;
 - 2. The varying lots may not be concentrated in any location;
 - 3. The minimum lot sizes must conform with a list of minimum lot sizes for each district as provided in the code; and
 - 4. The reduction in setback or lot width must be proportional to the lot size reduction.
- B. **Cluster Development** permits a limited reduction of *all* lot sizes, areas, widths, and setbacks in a subdivision of land for detached single-family dwelling units. The

purpose of this development is to provide for public parks. The particular requirements for a cluster development are the same as a variable lot size development except, special exclusions exist for any area within the limits of a 50-year floodplain, stream or other drainageway. An extra 15% of land total may be added to cluster developments in the R-60, R-75, and R-90 Zones.

C. Planned Residential Unit Development (PRU) permits waiver and/or modification of certain physical development standards, dwelling unit types, and land uses, to maximize the use of land. Examples of PRU in the City are the Rockshire and Buckingham developments

Certain uses, though prohibited in the underlying zone, may be permitted in a PRU. These are: multiple-family dwelling units (though the number permitted is tied to the public park area dedicated); attached and semidetached single-family dwelling units; any uses authorized in the C-1 Zone (low impact commercial); and recreational facilities.



Cluster Development possibly approved under PUD standards

The following are particular requirements of the PRU:

1. Subject to certain exceptions, similar to those of the cluster development special development procedures, the number of dwelling units permitted must be the same as the number permitted in the zone for the entire development;
2. In a PRU, in excess of 40 acres, there must be at least 2 types of dwelling units;
3. Not more than 5 acres may be devoted to C-1 uses;
4. An exploratory application must be submitted for this type of development for which additional procedures must be followed, culminating in an action by Mayor and Council. A detailed application must then be filed and acted upon by the Planning Commission; and
5. Notice must be given to future buyers or lessees of the existence of and allowances included in the PRU approval.

D. Residential Townhouse Development (RTH) is designed in and adjacent to the Town Center Planning Area and other areas in the City to provide for a transitional use between commercial, office, industrial, and multi-family uses and nearby single-family detached residential uses. This development will provide flexibility when laying out the design of the townhouses.



Though they may not be permitted in the underlying residential district in which a townhouse development is proposed, certain uses are permitted within a RTH. These uses are: attached single-family dwellings (townhouses), existing single-family detached dwellings, recreational facilities, and home occupations. The RTH regulations allow a set number of units; however, that number may be increased, upon the Mayor and Council's approval, if moderately priced dwelling units are provided in excess of mandatory requirements.

Residential townhouse developments have set bulk regulations. The maximum total coverage of all buildings within a RTH is 25% of the net development area. The maximum height is 35' for main buildings and 1 story or 15' for accessory and recreational facilities. Setbacks are set at 30' or 50' from a major highway. The minimum separation between clusters is 25'.

- E. **Comprehensive Planned Development (CPD)** provides flexibility in the development and subdivision of land by permitting variations in development density, uses, lot sizes, floor area ratio, and development standards within areas in the O-3 Zone and any other zones where comprehensive planned development is recommended in the Master Plan. The purpose of CPD is to permit flexibility while ensuring the goals of the city are maintained, such as providing adequate public facilities, open spaces, and employment development. Examples of CPD in the City are the King Farm and Fallsgrove developments.

Though they may not be permitted in the underlying residential district in which a CPD is proposed, certain uses are permitted within a CPD. These uses include a list of retail sales and personal services, home and business services, offices, medical services, institutional, automotive, manufacturing and processing, assembly and entertainment, residential, and a list of other uses including all those permitted in a C-1 district.

The special requirements of a CPD are:

1. Density developed should conform to the proposed floor area ratios with a maximum .75 FAR of the gross acreage for the commercial/industrial development area, unless otherwise specified by Mayor and Council;
2. The maximum residential density is 44 du/ac for residential areas and 75 du/ac where proposed within a commercial /industrial area (more may be allowed by the Mayor and Council if a greater number of moderately priced housing units are provided above the minimum required);
3. Minimum setbacks from the boundaries of the CPD are specified for residential and nonresidential areas of the development;
4. Height limitations are also provided at a maximum 125', except for parking structures;

5. Special provisions exist for the dimensional requirements of small tract employment use projects in a CPD; and
6. Notice must be given to future buyers or lessees of the existence of and allowances included in the CPD approval.

F. **I-3 Optional Method of Development** encourages flexibly designed development of significantly sized sites for office, retail, restaurant, and hotel uses in close proximity to a planned or existing transit station in a manner which will promote increased use of public transportation. Development under this special procedure is designed for those sites where the surrounding area has experienced a significant amount of development or redevelopment. The purpose of the option is to permit additional building height, density, and varied setbacks where a development complies with more extensive standards of urban design review and traffic impact review and mitigation. The use of an optional method promotes increased use of public transportation, fosters pedestrian-friendly development, and, thereby, fosters the environmental goals of the City. The most recent I-3 example is the Upper Rock development

The particular requirements of an I-3 Optional Method development are:

5. A portion of the I-3 Optional Method development property must be adjacent and contiguous to a CPD, and adjacent to an interstate highway, and within 1,500 feet of a planned or programmed transit station if the property is a minimum 40 acres; or
6. If the property is at least 10 acres, the property must also provide for a future transit right of way, transit center, transit station or other public transit oriented component acceptable to the Mayor and Council;
7. Development standards are set out in § 25-311 of the Code and are dependent on the size of the property; and
8. Uses permitted are the same as those allowed in the I-3 underlying district.

IV. SPECIAL DEVELOPMENT ALTERNATIVES FOR REVISION

This section provides a brief explanation of the development alternatives to approval processes. More alternatives are in the urban design white paper; however, these provide examples specific to existing special development options as discussed in section three of this paper.

It should be pointed out that these new alternatives would be applied differently from existing options. Floating and overlay zones apply overarching regulations to multi-owner development. Traditional Neighborhood Development regulations control single development but can be applied as an entire district, and would, therefore apply to multiple landowners.

A. Floating Zone

Floating zones define a use that a community wants to encourage to enable the city to accommodate new development. In Maryland, a number of communities have used

floating zones for a variety of purposes. Most require more review by a Planning Commission than a typical Euclidian zone. Montgomery County, in particular, has a number of floating zones in their code that can be classified into two groups: development plan review zones and non-development plan review zones. Examples of typical floating zones that may be applicable for the city of Rockville are a Planned Development District (PDD) and a Historic District zone.

In content, a floating zone is the same as a conventional zone. It describes the permitted uses, setback requirements, and other standards to be applied in the district. Unlike conventional zoning districts, however, the floating zone is not designated on the zoning map. Once enacted into law it "floats" over the community until, upon approval of an application, it is "brought down to earth" to be affixed to a particular parcel through an amendment to the zoning map.

The idea behind adopting a floating zone is that, for various reasons, the city does not know where the uses should be located at the time of adopting a zoning code. The floating zone can be affixed to a qualifying parcel of land, either upon the application of the parcel's owner or upon the initiative of the local legislature. Upon approval, the parcel is rezoned to reflect the new use and becomes a small zoning district.

The floating zone is particularly useful in situations where a community wishes to permit a limited number of specific uses (large shopping centers, for example) but does not wish to map their locations in advance or for which the City cannot anticipate. For instance, a community may have an anti-industry policy and no industrial zone in its local ordinance. It may, however, be amenable to a high technology, low-impact industry development under certain conditions. The floating zone allows this kind of control and flexibility.

Floating zones often allow for more intensive use of the property than the initial zoning. To not upset the expectations of nearby property owners, the floating zone regulations should contain provisions intended to mitigate the impact of its development on the surrounding area, including buffers. Normally, for a parcel to be eligible for rezoning under a floating zone, it must be of a sufficient size to insure that the development can be fitted properly into its surroundings. A site plan review by the Planning Commission is a typical requirement for floating zone approval. The ordinance can be worded so that applicants must demonstrate what impacts of proposed development will be such as site access; water and sewer service; design continuity; effect on natural resources; visual and noise impact; schools; other municipal services and tax base; preservation of open space; and the effect on nearby property values.

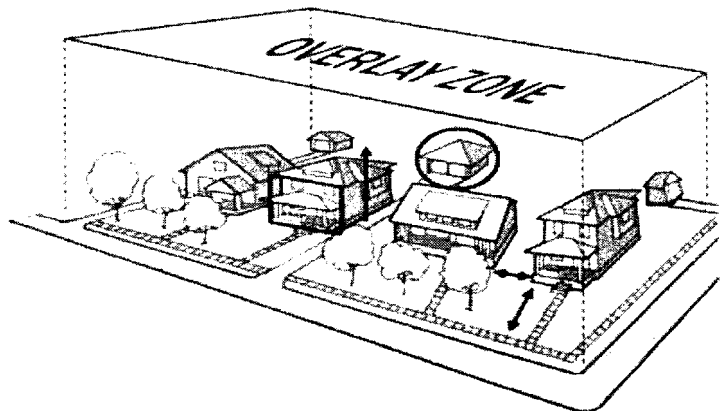
B. Overlay Zone

Perhaps the easiest way to modify existing zoning is through a zoning overlay. Overlay zoning is generally used when there is special public interest that does not coincide with

the traditional zoning in a particular geographic area. Additionally, overlay zones can be used to protect specific resources that are subject to development pressures.

Rather than attempt to create a new zoning category, an overlay zone is superimposed over the traditional area. The existing zoning remains the same, but a section or sections of a zone are carved out to meet additional requirements that are unique to that area. The overlay zone might provide specific design restrictions, additional setbacks, or other exceptions to the base district regulations. Where there is a conflict between the underlying zoning category and the overlay zone, the overlay zoning provisions govern, because they are more specific.

Unlike floating zones, overlay zones are mapped. The boundaries of an overlay zone are determined by criteria. Boundaries may cover several traditional zones or only a small portion(s) of a zone(s). For example, a Historic District overlay zone may encompass a residential neighborhood immediately adjacent to but included in the Town Center district. This overlay may cover just a few blocks. Another overlay zoning district could traverse the entire city to protect a greenway.



There are two common ways to apply an overlay – optional standards and mandatory standards. Incentives might be offered to encourage the use of optional standards. Parking requirements, height limitations, and density requirements may be lessened in return for public land dedication or the application of architectural standards. A strong incentive commonly used is to streamline the approval process. All rights under the underlying zoning remain, but new possibilities are provided to encourage a desired type of development. To ensure that these desired goals are met, under an optional application of overlay districts, the incentives must be truly beneficial to the developer to encourage their use.

Under a mandatory application of overlay zones, however, the ordinance only addresses the items different from the underlying zone. These requirements are, as the name implies, mandatory. Consensus must be established prior to its application to ensure that the changes are applicable to the particular area and will be accepted.

The Maryland Department of Planning recommends using an infill overlay in built-up communities. Through an infill overlay, the main character of the existing code can be maintained. The particular sectors within a jurisdiction where intense growth is desired or likely to occur, however, will regulate new development form through special infill

regulations. As the city of Rockville continues to develop, the greater the concentration will be on re-development regulations, over the type of regulations applied to . The Infill Development Overlay Zone (IDZ) would accommodate infill growth by encouraging a compatible, high quality community environment enhanced by a balanced, walkable, compact mix of uses in existing communities.

C. Traditional Neighborhood Development

The acronym TND stands for Traditional Neighborhood Development, a comprehensive planning system that includes a variety of housing types and land uses in a defined area. TND is a pattern of land planning and development that emulates the towns and suburbs built in the early to mid-20th century more than the automobile-dominated suburbs of the 1960s and beyond. While the typical suburbs and planned communities built since the 1960s have stressed a separation of uses and great emphasis on the automobile, traditional neighborhood development stresses a walkable scale, an integration of different housing types and commercial uses, and the building of true town centers with civic uses.



Kentlands, Md.

Generally, TND refers to a project that has a mix of uses and an integrated mix of housing types and price ranges; an interconnecting street network; a town center, formal civic spaces and squares; and pedestrian oriented design that pushes garages to the rear of house lots and places parking behind buildings instead of in front of them. The variety of uses permits educational facilities, civic buildings and commercial establishments to be located within walking distance of private homes. A few TNDs that are substantially built and have garnered the most national attention are Kentlands (Gaithersburg, MD), Seaside (Florida), Harbor Town, (Memphis, TN), Celebration (Florida), and Laguna West (Sacramento County, CA). More recent projects include Riverside (in Atlanta); Addison Circle (near Dallas); and Redmond Town Center (in Redmond, Washington).

Public and private spaces have equal importance in a TND, creating a balanced community that serves a wide range of home and business owners. The inclusion of civic buildings and civic space -- in the form of plazas, greens, parks and squares -- enhances community identity and value. In addition, a TND is served by a network of paths, streets and lanes suitable for pedestrians as well as vehicles. This provides residents the option of walking, biking or driving to places within their neighborhood. Present and future modes of transit are also considered during the planning stages. The urban design white paper provides greater detail about new urbanist concepts present in traditional neighborhood development.

D. Existing Procedures – Euclidian Zoning with Optional Procedures

A final alternative is to maintain the existing Euclidian structure of the code, either for all or only a number of zones, and to include optional procedures. The same optional procedures may be included in the revised code as already exists or the processes may be streamlined and /or new procedures added.

In 2004, Staff presented to Mayor and Council a discussion on revising the standards of the optional method of development in the Town Center zones, specifically the TC-3 and TC-4 zones. The Town Center Neighborhood Plan (adopted by the Mayor and Council October 22, 2001) recommended that the optional method regulations be amended as they relate to these zones. (While other amendments have been made in accordance with the Town Center Plan, the Optional Method was excluded for discussion in the comprehensive zoning revision.) The recommendations include:

1. To increase the building FAR up to 4.0 (normal maximum is 3.0) for properties in the TC-3 zone, east of Maryland Ave. extended and north of Beall Ave. to encourage redevelopment in those properties;
2. To exclude retail ground floor area from the calculation of the maximum FAR limitations; and
3. To measure the maximum height limitation starting from the second floor or 16 feet above the street level, whichever is lower. This potentially results in effective height limits of 116 feet under the optional method in TC-3.

In terms of requiring pedestrian accessibility, the current optional method of development text only provides a general starting point. The ordinance requires that all development provide a system of public pedestrian ways linking the development with neighboring properties and the Metro station. Further pedestrian connectivity recommendations may be included in the comprehensive zoning revision to correspond with the general urban design goal of promoting “livability.”

V. RECOMMENDATION

The question regarding special development procedures is which procedures should be included in the revised Zoning Ordinance. The City has three revision tracks they can pursue with regard to special development procedures:

1. Maintain the six existing development options, unchanged but reorganized;
2. Modify the existing methods, to meet the evolving needs of the City and to streamline processes; or
3. Add alternative methods of special development procedures that are new to the City.

City staff has reviewed these alternatives and recommend combining the last tracks. Staff proposes to modify the existing methods by consolidating the processes and by adding alternative methods that are new to the City. In their review, staff has determined the following:

1. The existing six separate special development options all have the same goal – to provide flexibility in design to achieve a high quality livable environment. The intensity of the development and the requirements for approval differ.
2. The City would like to encourage the future use of these development options. The minimum acreage required for these developments may hinder future special developments, as there are few empty lots that meet these requirements and large lot assemblage is difficult.
3. A certain level of optional methods should be automatic to encourage developers to use these options. The current optional methods are not truly “optional” as they require multiple layers of negotiation for approval. Few guarantees of approval can dissuade developers from using these options. If the City desires redevelopment, some processes should be easier than any option that currently exists.
4. Special developments in the City of Rockville can be simplified by creating a three-tiered hierarchy of special development options. These options will include:
 - a. **Standard Optional Method** – This special development procedure will allow no discretion in approval. If the developer meets X number of requirements, they will be given Y number of development rights. Set standards will be provided to ensure that the development will meet the goals of the special development procedure.
 - b. **Floating Zones** – A small number of floating zones would be another method to streamline the process. To apply a floating zone, the developer must undergo the process of approval similar to a rezoning. Once the zone is in place, and the particular regulations applicable are determined, the developer must only meet those specific requirements and necessary permit approvals. One recommendation may be to include a traditional neighborhood type floating zone.
 - c. **Planned Development Option** – The current special development options provided in the existing zoning code should be consolidated into one process. This particular option will be applied to large-scale developments. At this tier of approval, negotiations on a case-by-case basis will be considered.

More particular recommendations will be included in the follow-up presentation on this topic to be presented to Mayor and Council in November. At that time, the particular trade-offs

discussed in the Competing Values paper will be addressed and incorporated into the special development procedures.

Particular issues to be addressed in the follow-up meeting include:

1. **Density** – Density levels for each tier of special development option may be proposed in relation to the underlying zone. The potential for added bonuses will be discussed in relation to the developer achieving certain requirements. In the alternative, a maximum density may be prescribed for each type of special development procedure.
2. **Location** – Each tier of the proposed special development procedures may be applicable in different areas of the City. Staff will discuss, based on the neighborhood and master plans, where each type of special development procedure should be allowed. Minimum acreage (or unit/square footage) requirements, will also be discussed.
3. **Added Amenities** – The City would like to include in the special development procedures the requirement for developers to provide added amenities with the approval of a special development option. Amenities to be discussed include public parks, sidewalks, pedestrian paths, and other things that will promote the urban design goal of “livability.”

VI. CONCLUSION

Special development procedures, though they may take different forms, and apply different requirements, all have one purpose – to provide design options, which promote the goals of the City, in particular, “livability.” The goals for the City of Rockville include the reduction of the demands on municipal services, and the promotion of creative neighborhoods. Specifically, through creative neighborhoods, the City’s goal is to encourage walkability and transit options and a high quality contextual style of development.

In the past thirty years, the City of Rockville has created six different special development procedures through multiple zoning amendments. Many of the policies and goals of these six options are the same. The six types are currently separated because of the levels of intensity of development and the various approval processes required. The complexity of six different types, however, may discourage developers from pursuing the type of development the city wants to encourage.

After initial discussions, staff recommends streamlining these options into three categories. This tier system will provide a hierarchy of approval levels and requirements for the different areas of the City. Zoning and the policies of urban design have changed since the last zoning revision, over thirty years ago. In particular, the City will be faced with greater redevelopment issues than

ever before. The proposed development options will apply to new development and re-development, alike, to encourage the kind of design the City wants to see.

VII. ATTACHMENTS

1. Zoning Ordinance, City of Rockville, Maryland, Article XII.
2. Maryland Department of Planning, Infill Ordinance Language
3. Existing Special Developments for the City of Rockville comparison chart
4. Engelen, Rodney E., "The Heart of the Matter: In the Fight against Sprawl, It's Mixed-Use Cores to the Rescue," APA, June 2005.
5. "Pathways in American Planning History: A Thematic Chronology," APA, 2005.

Existing Special Developments for the City of Rockville								
	Acronym	Purpose	Allowed Where?	Min / Max Size	Approving Body	Special Requirements	Special Findings for Approval	Examples in Rockville
Variable Lot Size Dvlp*		Provides flexibility in the subdivision of land for detached one (1) family dwelling units by permitting a limited variation in minimum lot size	R-60, R-75, R-90, R-150, R-S, R-E, O-3, and I-3 Zones	Min: 5 acres	Planning Commission (with preliminary plan approval)	<ul style="list-style-type: none">Av. net area of all lots may not be less than the min. lot size for the zone;Varying lots may not be concentrated in any location;Min lot sizes must conform w/ a list of min. lot sizes for each district;Reduction in setback or width must be proportional to the lot size reductionReduction may not exceed set lot areas	The development will <u>not</u> <ul style="list-style-type: none">Affect adversely the health or safety of persons who will reside or work in the neighborhood of the proposed development; orBe detrimental to the public welfare or injurious to property or improvements located or to be located in or adjacent to the development; orBe inconsistent with the intent or purpose of this article.	
Cluster Dvlp		Permits a limited reduction of all lot sizes in a subdivision of land for detached one (1) family dwelling units to provide areas for public parks	R-60, R-75, R-90, R-150, R-S, R-E, O-3, and I-3 Zones	Min: 5 acres	Planning Commission (with preliminary plan approval)	<ul style="list-style-type: none">Av. net area of all lots may not be less than the min. lot size for the zone;Extra 15% of land total may be added to cluster developments in R-60, 75 and 90 zonesReduction may not exceed set lot areasReduction in setback or width must be proportional to the lot size reduction	The development will <u>not</u> <ul style="list-style-type: none">Affect adversely the health or safety of persons who will reside or work in the neighborhood of the proposed development; orBe detrimental to the public welfare or injurious to property or improvements located or to be located in or adjacent to the development; orBe contrary to the requirements contained in division 5 of this article; orBe inconsistent with the intent or purposes of this article.	

Existing Special Developments for the City of Rockville								
	Acronym	Purpose	Allowed Where?	Min / Max Size	Approving Body	Special Requirements	Special Findings for Approval	Examples in Rockville
Planned Residential Unit Dvlp	PRU	Permits waiver or modification of certain physical development standards, dwelling unit type and land use to maximize the utilization of land primarily for the benefit, use, ownership and enjoyment of the future residents of that area and the existing residents of the City;	R-60, R-75, R-90, R-150, R-S, R-E, O-3, and I-3 Zones	Min: 40 acres	Exploratory Application to Mayor and Council for public hearing; Detailed Application to Planning Commission	<ul style="list-style-type: none">Certain uses, not permitted in underlying zone may be permittedNumber of dwelling units must be the same as permitted in the zone for the entire development; with special calculationsSpecial regulations on multiple family dwellingsIn excess of 40 acres, must be at least 2 types of dwelling units;Not more than 5 acres may be devoted to C-1 uses;Notice to residents of allowancesDevelopment standards, parking, access, loading, screening and landscaping requirements may be waived subject to certain limitations	Exploratory Application - That the development will not: <ul style="list-style-type: none">Affect adversely the health or safety of persons who will reside or work in the neighborhood of the proposed development; andBe detrimental to the public welfare or injurious to property or improvements located or to be located in or adjacent to the development; andBe contrary to the requirements contained in division 5 of this article; andBe inconsistent with the intent or purpose of this article; andOverburden existing public services, including water, sanitary sewer, public roads, storm drainage and other public improvements; and That the development <u>will</u> : <ul style="list-style-type: none">Have C-1 Zone uses proposed which are not available within reasonable proximity of the development and are primarily for the service and convenience of the residents. Detailed Application <ul style="list-style-type: none">That all requirements and findings necessary to the issuance of a use permit under division 2 of article V hereof have been met; andThat all requirements and findings necessary for the approval of a preliminary plan under division 2 of article XIV hereof have been met; andThat the detailed application complies, without substantial deviation, with the terms and conditions of approval of the exploratory application by the council; andThat the requirements of division 5 of this article have been met.	Rockshire Buckingham

Existing Special Developments for the City of Rockville								
	Acronym	Purpose	Allowed Where?	Min / Max Size	Approving Body	Special Requirements	Special Findings for Approval	Examples in Rockville
Residential Townhouse Dv/p	RTH	Substitutes entirely new development standards for land in order to provide suitable sites for townhouses in certain locations throughout the City to maximize the use of the land for the benefit, use, ownership, and enjoyment of the future residents of the area and the existing residents	R-60, R-75, R-90, R-150, R-S, R-E, O-3, and I-3 Zones	Min: 40,000 sq ft inside Town Center; Max: 10 acres outside	Mayor and Council	<ul style="list-style-type: none">• Certain uses, not permitted in underlying zone may be permitted• Number of dwelling units must be the same as permitted in the zone for the entire development;• Set bulk regulations – max coverage: 25%; height: 35' for main bldg; 15' for accessory; setbacks: 30' or 50' for highway; separation btw clusters: 25'• Not more than eight (8) townhouse units shall be in any one (1) attached row;• Not more than two (2) contiguous townhouse units shall have the same front building lines. All townhouse units required to be offset shall be offset at least two (2) feet;• Record lots for each dwelling unit shall front on a public street, private street, or a common open space;• Existing one (1) family detached dwellings may be retained and included as part of a residential townhouse development, but such one (1) family detached dwellings shall be governed by the development standards set forth in this division.• Parking, access, loading, sign screening and landscaping requirements may be waived subject to certain limitations	<p>Exploratory Application: That the development will not:</p> <ul style="list-style-type: none">• Affect adversely the health or safety of persons who will reside or work in the neighborhood of the proposed development; and• Be detrimental to the public welfare or injurious to property or improvements located or to be located in or adjacent to the development; and• Be contrary to the requirements contained in division 5 of this article; and• Be inconsistent with the intent or purpose of this division or article; and• Overburden existing public services, including water, sanitary sewer, public roads, storm drainage and other public improvements; and <p>That the development will:</p> <ul style="list-style-type: none">• Comply with the developmental standards and requirements set forth in this division; and• Enhance the transition between dissimilar uses.	Cambridge

Existing Special Developments for the City of Rockville						
Acronym	Purpose	Allowed Where?	Min / Max Size	Approving Body	Special Requirements	Special Findings for Approval
Comprehensive Planned Dvlp	Provides flexibility in the development and subdivision of land by permitting variations in development density, uses, lot sizes, floor area ratio, and development standards within areas in the O-3 Zone and any other zones where comprehensive planned development is recommended in the Master Plan Permit flexibility while ensuring the goals of the city maintained (adequate public facilities; open spaces; employment)	O-3 Zone or in other zones where use of the CPD is recommended by the Master Plan	Min: 40 acres	Concept plan to Mayor and Council; Detailed Application to Planning Commission	<ul style="list-style-type: none"> Density developed should conform to the proposed floor area ratios with a maximum .75 FAR of the gross acreage for the commercial/industrial development area, unless otherwise specified by Mayor and Council; The maximum residential density is 44 du/ac for residential areas and 75 du/ac where proposed within a commercial /industrial area (more may be allowed by the Mayor and Council if a greater number of moderately priced housing units are provided above the minimum required); Minimum setbacks from the boundaries of the CPD are specified for residential and nonresidential areas of the development; Height limitations are also provided at a maximum 125', except for parking structures; Special provisions exist for the dimensional requirements of small tract employment use projects in a CPD; and Notice must be given to future buyers or lessees of the existence of and allowances included in the CPD approval. Development standards, parking, access, loading, screening and landscaping requirements may be waived subject to certain limitations 	<p>Concept Plan: That the development will not:</p> <ul style="list-style-type: none"> Affect adversely the health or safety of persons who will reside or work in the neighborhood of the proposed development; and Be detrimental to the public welfare or injurious to property or improvements located or to be located in or adjacent to the development; and Be contrary to the requirements contained in division 5 of this article; and Be inconsistent with the intent or purpose of this division or article; and Overburden public services including water, sanitary sewer, public roads, storm drainage, and other public improvements; and <p>That the development will:</p> <ul style="list-style-type: none"> Comply with the development standards and requirements set forth in this division; and Comply with any applicable development staging and adequate public facilities requirements. <p>Detailed Application:</p> <ul style="list-style-type: none"> That all requirements and findings necessary to the issuance of a use permit under division 2 of article V hereof have been met; and That all requirements and findings necessary for the approval of a preliminary plan under division 2 of article XIV hereof have been met; and That the detailed application complies, without substantial deviation, with the terms and conditions of approval of the exploratory application by the council; and That the requirements of division 5 of this article have been met.
						Examples in Rockville King Farm Falls Grove Tower Oaks

Existing Special Developments for the City of Rockville					
Acronym	Purpose	Allowed Where?	Min / Max Size	Approving Body	Special Requirements
I-3 Optional Method of Dvlp	Encourages development of significantly sized sites for office, retail, restaurant and hotel uses in close proximity to a planned or programmed transit station in a manner which will promote increased use of public transportation. For sites where surrounding area has experienced significant development and to permit additional building height, density, varied setbacks where dvlp copies with more extensive standards of review	I-3 Zone	Min: 10 or 40 acres - with special requirements for each	Preliminary Development Plan to Mayor and Council	<p>Special Findings for Approval</p> <p>Preliminary Development Plan - That the development will not:</p> <ul style="list-style-type: none"> Affect adversely the health or safety of persons who will reside or work in the neighborhood of the proposed development; and Be detrimental to the public welfare or injurious to property or improvements located or to be located in or adjacent to the development; and Be inconsistent with the intent or purpose of this division or article, and will promote transit accessibility and pedestrian circulation; and Overburden public services including water, sanitary sewer, public roads, storm drainage, and other public improvements; and <p>That the development <u>will</u>:</p> <ul style="list-style-type: none"> Comply with the development standards and requirements set forth in this division; and Comply with any applicable development staging and adequate public facilities requirements; and Promotes the City's environmental objectives as set forth in the Environmental Guidelines.
					Examples in Rockville Upper Rock

*Dvlp = Development

Note: Special requirements also exist for the approval of open space within a Cluster Development and a Planned Residential Development. Any reference to "Division 5" listed above, is to the open space criteria.



June 2005

The Heart of the Matter

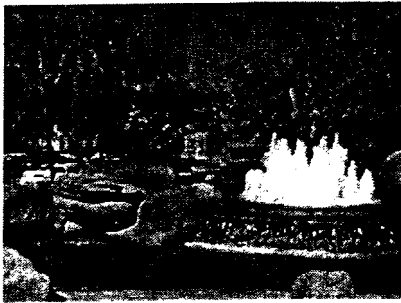
In the fight against sprawl, it's mixed-use cores to the rescue.

By Rodney E. Engelen, AICP

Planners work hard to make great communities happen. But would great communities:

- Relentlessly destroy farms, wetlands, and natural resources?
- Wantonly waste energy and water?
- Stick with expensive and inadequate transportation systems?
- Make second-class citizens of the poor, elderly, and disadvantaged?
- Do little to elevate the human spirit through beauty, amenity, culture, and history?

Many of us are trying to re-energize planning at the project scale. Consider the many recent initiatives to deal with sprawl, manage growth, and market "new urbanism" principles. But we must do much more, more boldly, on a larger scale, and do it better.



To start, we must define what we mean by "greatness." Here are four possible elements of such a definition: Allow everyone to live in well-planned communities and neighborhoods. Save natural areas and open space and protect cultural and historic features. Provide adequate infrastructure. Locate all intense, "attraction" activities in well-planned, mixed-use areas — downtowns and cores.

While we need more success in all of these areas, the most important would be building good downtowns and cores. Intense commercial, governmental, institutional, and cultural functions are the key generators of employment, focal points of society, and basic shapers

of our cities. We should require them to be part of healthy, mixed-use cores.

A familiar tune

It is discouraging to realize that this conclusion was reached more than 40 years ago in dozens of research projects, books, and regional plans. Some of the early work in this area was undertaken in cities seeking to overcome years of neglect during the Depression and World War II — and to cope with competition from newly energized suburbs.

The Chicago Central Area Committee did excellent work in the 1950s, when Ted Aschman, the city's former planning director, served as the committee's consultant. He drew on experiences in Cincinnati and Seattle as well as Chicago. Aschman assembled a set of development principles and convinced a receptive business community and the first Mayor Daley of their value. They guide development in downtown Chicago to this day. In 1958, Minneapolis became the first city to adopt these principles for its downtown. Others followed suit.

Briefly stated, the principles say that to be successful a downtown or core must have the following: good access, mixed uses, compactness, ease of internal movement, amenities and images, strong environmental support and good management. These principles provide the basic guidance needed to produce a plan for good downtowns, cores, or centers.

Many people assumed that the suburban shopping centers being built during the 1960s would provide

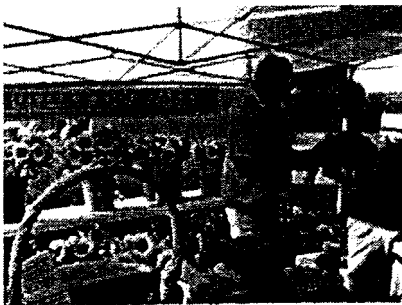
these qualities. But often they did not. Victor Gruen saw this as early as 1973 and said so in his book, *Centers for the Urban Environment*. He gave a scathing critique of how shopping centers were being built (he called them uni-functional centers), urged that regions be organized around a system of multi-functional centers, and said that these centers should be anchored by a wide range of functions (not just shopping).

Several research studies came to the same conclusion. The first, compiled in 1968 for the U.S. Department of Housing and Urban Development by Barton-Aschman Associates of Evanston, Illinois, recommended that land uses be organized into mixed-use clusters designed to meet the needs of neighborhoods, communities, and regions (even super regions). The second, done in 1981 for the U.S. Department of Transportation, recommended that metropolitan regions be developed into a series of centers (at the subregional level) to provide focal points for regional and subregional transit service. Jerry Schneider, the author of the second report, called this concept "polycentric."

About a dozen metro areas prepared plans following the polycentric concept. They included Minneapolis, Toronto, Vancouver, Chicago, Los Angeles, and Baltimore. Several of these areas developed principles and programs for their development, and a few conducted major studies to measure benefits and establish implementing policies. Locations were proposed, and a few pro-core policies and plans were adopted.

However, no one recognized just how strong such policies and programs would have to be to produce the desired results. And almost no one applied the principles emerging from downtown planning to the design of suburban cores. Very little was done to put new commercial, institutional, or public functions into these centers to make them truly *mixed-use*. Even fewer were compact. And far more development was located outside of centers than within.

Some hope



The result is the condition we have today: the widespread, single-use, unplanned, wasteful, vulnerable-to-obsolescence, and often conflicting development that we call sprawl — with all its attendant problems.

According to the Urban Land Institute, one in five of the country's major suburban shopping centers is obsolete or in danger of becoming so. Five of the first six such centers in Phoenix have had to be totally rebuilt. The International Downtown Executives Association recognizes 47,000 shopping centers in the U. S. Most of these could be targeted for improvement, as could tens of thousands of individual office and institutional complexes. The deficiencies of such areas are a major

source of blight, congestion, traffic, environmental degradation, and neighborhood abandonment.

A few organizations — including the American Planning Association, the National Trust for Historic Preservation, and the Regional Plan Association in New York City — have suggested ways to deal with these problems. But these programs reach only a tiny fraction of existing cores, and very few, if any, aim to get development in — or become the centers of — new mixed-use centers.

Public and corporate support?

The potential value of mixed-use centers suggests that we should give them wide national, regional, and state support in the same way that we support our goals in education, health, housing, security, transportation, and the environment. We should recognize that such centers may be one of the best tools we have to achieve planning goals.

One who makes this point strongly is Donovan Rypkema, an economic development consultant and principal of the firm Place Economics. Writing in the Winter 2003 issue of the *Journal of the American Planning Association*, he noted that downtowns are important for effective environmental, transportation, preservation, and smart growth policies. He also noted that downtowns are essential for community economic health, diversity, and public expression.

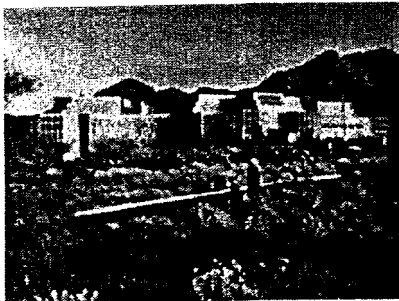
The same points apply if you substitute the word "cores" for the word "downtowns."

Other arguments for cores

Victor Gruen suggested that mixed-use centers have the following traits:

- *Consistency with market trends.* Cities have always grown around markets. But in the 20th century, extensive automobile use created more potential sites than markets can support, making it hard to focus demand in good cores and encouraging sprawl. In this century, however, continued population growth, combined with increased congestion, will make cores more attractive as the way to handle growth.
- *Reduced travel.* A major argument for establishing strong cores is that they will reduce travel requirements and thus also reduce consumption of space, time, and energy. By putting more people within a relatively short distance of work, school, and shopping, cores will increase the feasibility of transit and encourage walking and bicycling. They will also be a focus for transit, taxis, and car pooling.
- *Housing opportunity, urbanity, and self-sufficiency.* In Schneider's study, the arguments for the polycentric urban form fall into three categories: providing places other than the central city for low-income people to live, making the suburbs more urbane, and making the outlying parts of the city more self-sufficient. These three objectives appear in nearly all regional development plans.

How can we get better mixed-use centers?



Considering our obvious need for mixed-use centers, there are not nearly as many of them as one would expect. What makes us think we will be more successful in creating them today?

For starters, the failure and obsolescence of so many shopping centers has increased our awareness of the shortcomings of single-use centers. Further, many experienced consultants and organizations are now available to assist in project planning and management.

Second, true mixed-use developments require public (including transportation) and institutional involvement. In the past, however, there were numerous legal and financial barriers to cooperation between government and private entities. Recent changes in local and state laws now make it more feasible to accommodate multiple and mixed uses.

Public acceptance is also higher. Enough good projects have been built in recent years to make it easier to gain acceptance and support for mixed-use developments and the higher densities they typically imply.

Finally, there has been pressure on land costs. In the past, with abundant land and low land costs, communities and developers faced little pressure to cooperate. This is no longer the case, which means that developers are looking for partners to help save money or share costs.

What to do now?

Today, there are many more relatively small, self-contained, mixed-use projects, usually with a single developer. And many existing cores are benefitting from efforts to nourish the depth and variety of their activity.

Meriter Hospital in Madison, Wisconsin, has added a retirement center to its downtown location, enriching the city's center.

In Glendale, Arizona, the new Cardinals Stadium and the adjacent, 223-acre master planned development have the potential of becoming a whole new downtown competitive with Phoenix and Scottsdale.

Further, old military bases are being converted to urban villages. (See "Extreme Makeovers," April 2005.) However, their rebuilding needs to follow sound core principles more closely.

In all these cases, there has been a deliberate attempt to make the cores more mixed-use — and to include housing. This is an important first step.

Who's improving centers and cores

Dozens of older centers in Chicago and its suburbs are adding hundreds of housing units along with theaters, restaurants, health clubs, book stores, and coffee shops to create a much stronger draw for shopping and work. In Chicago, anchors such as the University of Illinois and the West Side Medical Center have joined developers to create neighborhoods with a healthy mix of activities and cores.

Arlington Heights is a commuter rail suburb northwest of Chicago whose dominant feature is a race track located about a mile from its downtown. In 1987, the community began a systematic retrofit of its 16-block, 46-acre downtown. Since then, the number of downtown housing units has grown from 150 to 1,230 and the downtown population from 350 to 2,200. By 2001, downtown's assessed value had jumped from \$10.7 million to \$43.7 million.

Downtown Arlington Heights now includes a new performing arts center, offices, retail, and a commuter station. Dedicated leadership, clear goals, and an experienced and dedicated staff — plus a building boom — have combined to make the project a success.

Mayo Clinic Hospital in Phoenix takes up a 210-acre site — an area larger than the hearts of downtown Minneapolis or Denver. On the campus are new clinics, a hospital and research center, education and administrative functions, housing for medical staff and students, and a hotel. Development of the Phoenix campus is just beginning. This could be a major center with much of the convenience, urbanity, and amenity of a downtown.

With such strong demand, the Mayo Clinic is obviously in a position to lead — and the local market is able to support — almost any plan that can be imagined. The degree to which this can be a true mixed-use project is limited only by the clinic's understanding of what is possible and of how its needs can be best met in the context of a mixed-use core.

Next steps

Douglas Porter has identified two types of mixed-use areas and some new centers that match them. (See "Business-Oriented Neighborhoods: Their Time Has Come," January 2004). He sees these as evolving from office parks and similar clusters of non-residential use to mixed-use with both civic and residential components. He identifies emerging centers near Dallas, Charlotte, West Palm Beach, and Washington, D. C. Once this trend takes hold, he says, it opens the way to creating thousands of mixed-cores through retrofitting of existing office and industrial parks, and medical, university, corporate, recreational, and other campuses.

What must we do to make successful mixed-use development the norm?

First, we should give formal endorsement, perhaps in the policy structure of our professional groups, to the concept of mixed-use cores.

Second, we should also provide guidelines and principles for development. Hundreds of mixed-use developments fall far short of their potential because they fail to follow one or more of the seven basic elements explained above. Understanding and commitment are needed.

Third, major educational and research centers should be established around the U.S. to assess the value and potential of mixed-use cores. These could be connected with appropriate planning, professional, or university organizations, such as the Regional Plan Association and APA.

Finally, states should become much more involved in promoting mixed-use core development. Such involvement and cooperation is needed to mediate, support, and span the interests of individual communities and to provide an umbrella of policies, programs, and laws to encourage and support core

development. A few states are involved in small but useful ways in Main Street programs sponsored by the National Trust for Historic Preservation. This approach should be broadened and expanded.

The problems limiting mixed-use areas are fewer and easier to overcome than they have been in past decades. However, these places are not going to happen without the support and work of the planning community. Much needs to be done.

Rodney Engelen, now retired, was a cofounder and senior partner of Barton-Aschman Associates in Evanston, Illinois, where he assisted 50 communities in planning their downtowns. He later was assistant to the mayor of Phoenix and an adjunct professor in planning at Arizona State University.

Images: Top — Tempe's downtown fountain is an example of a community that elevates the human spirit through beauty, amenity, culture, and history. Photo by Rod Engelen. Middle — An attractive flower stand in Madison, Wisconsin. Photo by Rod Engelen. Bottom — The Mayo Clinic has a facility in Scottsdale, Arizona. Photo courtesy Mayo Clinic Scottsdale.

What the Expert Said

Victor Gruen, once a successful shopping center designer, later became a severe critic. In his 1973 book, *Centers for the Urban Environment*, he wrote that shopping centers had become a bad model for almost every kind of development. What he especially disliked was its "uni-functional" composition.

Below are four examples of uni-functional centers that Gruen said would operate better as mixed-use centers. Others might include medical, sports, research, and back office functions.

- *Civic centers.* "These are huge conglomerations of governmental office structures in which bureaucrats meet only bureaucrats and are estranged from those whom they are supposed to serve. Like all uni-functional centers, they create traffic peaks. . . . They become deserted and sometimes unsafe in the evening and during holidays."
- *Centers for the performing arts.* "They represent the ingenious idea of concentrating a number of theaters, an opera house, and concert halls on one isolated land area The only effects are that they flatter the ego of their sponsors and create chaotic traffic congestion during the short time spans when all the show places begin or end their performances."
- *Educational centers.* "Whether high school or university campuses, these constitute ghettos for the young."
- *Office centers:* "Here offices of private corporations are concentrated in heaps of skyscrapers, traffic-logged at office opening and closing times and deserted" at other times.

Gruen pointed to particular problems of uni-functional developments: needlessly costly and complicated travel patterns, sterile environments with limited services, and unnecessary public and private financial burdens.

As a footnote, it should be said that Vienna, Austria, Gruen's hometown, offers an example of how not to build a core. The United Nations has developed a complex of offices there that employ more than 4,000 people. The area has good access to highways and transit, and it attracts thousands of visitors each year for meetings and conferences.

But in almost every other regard it fails to conform to sound principles for core development. It is almost completely uni-functional and is separated from most of the uses that would be mutually beneficial, including housing and businesses that would help to meet the needs of visitors and employees.

The need to avoid this kind of project and replace it with good mixed-use development as envisioned by Gruen and many others is very great.

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Pathways in American Planning History: A Thematic Chronology

View by Period

- Select Period -

View by Theme

- Select Theme -

Planned Communities

- 1868** Frederick Law Olmsted and Calvert Vaux begin the planning of Riverside Illinois, a planned suburban community stressing rural as opposed to urban amenities.
- 1880-84** Building of Pullman, Illinois, model industrial town by George Pullman.
- 1898** *Tomorrow: A Peaceful Path to Real Reform*, by Ebenezer Howard, a source of the Garden City Movement. Reissued in 1902 as *Garden Cities of Tomorrow*.
- 1903** Letchworth constructed. First English Garden City and a stimulus to New Town movement in America (Greenbelt Towns, Columbia, etc.).
- 1917** Durham, California, an experimental cooperative agricultural colony is established under the California State Land Settlement Act of the same year.
- 1923** Ground broken for construction of Mariemont, Ohio, in suburban Cincinnati. Mary Emery was its founder and benefactor; John Nolen, the planner. Some of its features (short blocks, mixture of rental and owner-occupied housing) foreshadow the contemporary New Urbanism movement.
- 1924-28** Sunnyside Gardens, a planned neighborhood designed by Clarence Stein and Henry Wright, is built by City Housing Corporation under Alexander Bing in Queens, New York.
- 1928** Construction of Radburn, New Jersey, begun. Planned community inspired by Howard's Garden City concept and designed by Stein and Wright. A forerunner of the New Deal's Greenbelt towns.
- 1929** Clarence Perry's monograph on the Neighborhood Unit is published in Volume VII of *The Regional Survey of New York and Its Environs*.
- 1935** Resettlement Administration established under Rexford Tugwell, Roosevelt "braintruster," to carry out experiments in land reform and population resettlement. This agency built the three Greenbelt towns (Greenbelt, Maryland; Greendale, Wisconsin; Greenhills, Ohio) forerunners of present day New Towns: Columbia, Maryland; Reston, Virginia; etc.)
- 1947** Construction of Park Forest, Illinois, and Levittown, New York, begun.
- 1962** The Fairfax County Board of Supervisors establishes Virginia's first residential planned community zone, clearing the way for the creation of Reston, a full-scale, self-contained New Town 18 miles from Washington, D.C.
- 1963** Columbia, Maryland, a new town situated about halfway between Washington and Baltimore, featuring some class integration and the neighborhood principle.
- 1984** Construction begins on Seaside, Florida, one of the earliest examples of the New Urbanism. (Andres Duany and Elizabeth Plater-Zyberk). Unlike most earlier planned communities, the New Urbanism emphasizes urban features — compactness, walkability, mixed use — and promotes a nostalgic architectural style reminiscent of the traditional urban neighborhood. The movement has links to the anti-sprawl, smart growth movement.